

**FRANKLIN COUNTY
APPLICATION FOR VARIANCE
(Type or Print)**

I, TBS Construction, LLC, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Zoning Appeals for a variance from requirements of the Zoning Ordinance as hereinafter described:

1. Applicant's Name: TBS Construction, LLC

2. Property Owner's Name: Mark & Debbie Crush

Phone Number: 540-719-0839

Address: 3525 Edwardsville Rd.
Harvey Zip: 24101

3. Exact Directions to Property from Rocky Mount: 122 N to left on Harvey School Rd.
continue on to Edwardsville Rd. to left @ property just past Hidden Court Lane

4. Tax Map and Parcel Number: 0170003100

5. Magisterial District: Boone

6. Property Information:

A. Size of Property: 2.304 Acres

B. Existing Land Use: Residential

C. Existing Zoning: Agricultural A1

D. Is property located within any of the following overlay zoning districts: NO
Corridor District Westlake Overlay District Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

N/A

F. Describe any unusual or extraordinary conditions of the property that affect development: As Edwardsville Rd. has been developed the land owners have lost land to the right-of-way & are now too close to the road, resulting in a non-conforming structure

7. Proposed Development Information:

A. Proposed Land Use: no change - Residential

B. Proposed Zoning: no change - A1

C. Size of Proposed Use: Addition = 470sf & Deck = 200sf

1. Section of the Zoning Ordinance for which a variance is being requested: 25-164 Expansion of enlargement

(Zoning Code section must be correct and all applicable code sections included in request.)

25-182 Minimum Dimensions

Checklist for completed items:

- ☒ Application Form
- ☒ Letter of Application
- ☒ List of Adjoining Property Owners and Addresses
- ☒ Concept Plan
- ☒ Application Fee

I certify that this application for a variance and the information submitted herein is correct and accurate.

Applicant's Name (Print): TDS Construction, LLC
Signature of Applicant: President John M. Caudlin II
Date: 1/20/16
Mailing Address: 4752 Scruggs Rd.
Maneta, VA 24121
Telephone: 540-484-4752

Owner's consent, if applicant is not property owner:

Owner's Name (Print): MARK S. CRUSH
Debbie S. CRUSH
Signature of Owner: Mark S. Crush
Debbie S. Crush
Date: 1-19-16

Date Received by Planning Staff: _____
Time: _____
Clerk's Initials: _____

CHECK #: _____
RECPT. #: _____
AMOUNT: _____

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: Christopher White ADDRESS: 3437 Edwardsville Rd

TAX MAP NUMBER: 0170003201 Hardy, VA 24101

NAME: Franklin Memorial Baptist ADDRESS: 3980 Truman Hill Rd.

TAX MAP NUMBER: 0170003200 Hardy, VA 24101

NAME: Mark Debbie Crush ADDRESS: 3525 Edwardsville Rd.

TAX MAP NUMBER: 0110303200 Hardy, VA 24101

NAME: Walter McAllister ADDRESS: 3587 Edwardsville Rd.

TAX MAP NUMBER: 0110303100 Hardy, VA 24101

NAME: Brans Inc. ADDRESS: PO Box 141

TAX MAP NUMBER: 0110401100 Wirtz, VA 24184

NAME: William Alyson Ridgway ADDRESS: 822 Edwardsville Rd.

TAX MAP NUMBER: 0110009100 Hardy, VA 24101

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____

NAME: _____ ADDRESS: _____

TAX MAP NUMBER: _____



TBS Construction, LLC
4752 Scruggs Road, Moneta, Virginia 24121
www.TBSBuilds.com
540-484-4752
VA License #2705 101804A BLD

January 28, 2016

Franklin County
ATTN: Board of Zoning Appeals
1225 Franklin St., Suite 103
Rocky Mount, VA 24151

RE: Letter of Application for Zoning Variance for 3525 Edwardsville Rd., Hardy, VA

Dear Board Members,

Thank you for considering this Variance Request for my clients, Mr. & Mrs. Crush.

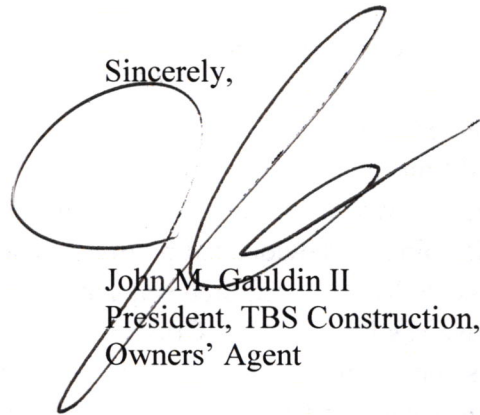
I have been working with Mr. & Mrs. Crush for approximately 6 months to design a family room addition and a replacement deck. During the submission of their Building Permit application package, it was discovered that their residence at 3525 Edwardsville Rd in Hardy is nonconforming. As evidenced by the attached Concept Plan, the house currently sits too close to Edwardsville Rd. The required setback is 30' and the Crush's residence is sitting at just under 28'. This house has been in Mrs. Crush's family for many years. As a matter of fact, she grew up in this house before it was later given to her by her parents. After discussing the history of the home and the area with the Crush's over several meetings, it was made known to me that the house didn't always sit this close to the road. Originally, Edwardsville Rd. was gravel and as it was improved over the years, the State has taken some of their front yard to increase the width of the road and to pave it. The taking of their property over the years has resulted in less than a 30' setback at the front, through no fault of the Crush's.

My clients have a very large and close knit family that meets at the house in question regularly for dinners and holidays. Additionally, they often watch their grandchildren for extended periods of time. The intention for the addition on the rear of the home was to allow their large and growing family to continue to gather in their home now and in future years. As you can see from the Concept Plan, the addition and new deck to replace the one being removed for the addition do not in any way exacerbate the current front yard setback issue. All other setbacks for the house and improvements are conforming to the current zoning rules. The house in its current state includes a rear deck that will be removed, but is currently almost the size of the proposed addition and deck. Constructing the abovementioned improvements only marginally increases the size of the current structure.

My clients graciously request that you approve their variance request so that they may construct the improvements to meet their family's needs. If the variance is not approved, then the Crush's cannot make any improvements to their modest home, even though it sits on almost 2.5 acres of land.

Thank you for your consideration in this matter. If you have any questions or requirements that I can assist with, please don't hesitate to contact me at Jay@TBSBuilds.com or at 540-986-5284.

Sincerely,

A handwritten signature in black ink, appearing to be 'JMG', written over the typed name and title.

John M. Gauldin II
President, TBS Construction, LLC
Owners' Agent